

126.0

0004

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

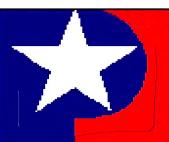
727,500 / 727,500

USE VALUE:

727,500 / 727,500

ASSESSED:

727,500 / 727,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BRENNER MERYL	
Owner 2:	
Owner 3:	

Street 1: 18 HIGHLAND AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02476	Type:
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PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .127 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Aluminum Exterior and 2032 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5520		Sq. Ft.	Site		0	70.	1.06	8									409,920						409,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5520.000	315,400	2,200	409,900	727,500		81182
							GIS Ref
							GIS Ref
							Insp Date
							12/09/17

PREVIOUS ASSESSMENT								Parcel ID	126.0-0004-0014.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	315,400	2200	5,520.	409,900	727,500		Year end	12/23/2021
2021	101	FV	305,800	2200	5,520.	409,900	717,900		Year End Roll	12/10/2020
2020	101	FV	305,800	2200	5,520.	409,900	717,900	717,900	Year End Roll	12/18/2019
2019	101	FV	240,400	2200	5,520.	409,900	652,500	652,500	Year End Roll	1/3/2019
2018	101	FV	240,400	3700	5,520.	363,100	607,200	607,200	Year End Roll	12/20/2017
2017	101	FV	240,400	3700	5,520.	304,500	548,600	548,600	Year End Roll	1/3/2017
2016	101	FV	240,400	3700	5,520.	304,500	548,600	548,600	Year End	1/4/2016
2015	101	FV	226,700	3700	5,520.	263,500	493,900	493,900	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
PEIPERL MAURY/E	25156-245		1/31/1995			230,500	No	No	Y								
																Sign: VERIFICATION OF VISIT NOT DATA	

Date	Result	By	Name
12/9/2017	Inspected	BS	Barbara S
11/29/2017	MEAS&NOTICE	HS	Hanne S
3/10/2009	Meas/Inspect	372	PATRIOT
12/22/2008	Measured	163	PATRIOT
11/3/1999	Meas/Inspect	263	PATRIOT
8/5/1992		JK	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type:	15 - Old Style			Full Bath:	1	Rating:	Average																			
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																				
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																				
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																				
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average																			
Prime Wall:	3 - Aluminum			A HBth:		Rating:																				
Sec Wall:		%		OthrFix:		Rating:																				
Roof Struct:	2 - Hip			OTHER FEATURES																						
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																			
Color:	BLUE			A Kits:		Rating:																				
View / Desir:				Fpl:	1	Rating:	Average																			
GENERAL INFORMATION				WSFlue:		Rating:																				
Grade:	C - Average			CONDOS INFORMATION																						
Year Blt:	1912	Eff Yr Blt:		Location:																						
Alt LUC:		Alt %:		Total Units:																						
Jurisdct:		Fact: .		Floor:																						
Const Mod:				% Own:																						
Lump Sum Adj:				Name:																						
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN														
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL													
Prim Int Wal	2 - Plaster			Functional:			%	Interior:		1	8	4														
Sec Int Wall:		%		Economic:			%	Additions:																		
Partition:	T - Typical			Special:			%	Kitchen:																		
Prim Floors:	3 - Hardwood			Override:			%	Baths:																		
Sec Floors:		%		Total:		31	%	Plumbing:																		
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:																		
Subfloor:				Basic \$ / SQ:	135.00	COMPARABLE SALES				Heating:																
Bsmnt Gar:				Size Adj.: 1.16673231		Rate	Parcel ID	Typ	Date	Sale Price																
Electric:	3 - Typical			Const Adj.: 0.99980003																						
Insulation:	2 - Typical			Adj \$ / SQ: 157.477																						
Int vs Ext:	S			Other Features: 75000																						
Heat Fuel:	2 - Gas			Grade Factor: 1.00																						
Heat Type:	5 - Steam			NBHD Inf: 1.00000000																						
# Heat Sys:	1			NBHD Mod:																						
% Heated:	100	% AC:		LUC Factor: 1.00																						
Solar HW:	NO	Central Vac: NO		Adj Total: 457117																						
% Com Wal		% Sprinkled		Depreciation: 141706																						
				Deprecated Total: 315411																						
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val																		
Make:																										
Model:																										
Serial #:																										
Year:																										
Color:																										
SPEC FEATURES/YARD ITEMS				PARCEL ID 126.0-0004-0014.0												IMAGE										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
3	Garage	D	Y	1	12X20	A	PR	1912	25.42	T	64	101			2,200		2,200									
More: N				Total Yard Items:				2,200	Total Special Features:								Total:	2,200								